

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for May 14, 2003 PLANNING COMMISSION MEETING

P.A.S.: Final Plat 03004 - Tamarin Ridge Additon

PROPOSAL: A final plat consisting of 78 lots and two outlots.

LOCATION: Southwest of the intersection of South 27th Street and Porter Ridge Road

LAND AREA: Approximately 78.5 acres.

CONCLUSION: Final plat is in conformance with the preliminary plat.

RECOMMENDATION:

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached.

EXISTING ZONING: R-3 Residential, R-4 Residential, P Public, H-4 General Commercial, and O-3 Office Park.

EXISTING LAND USE: Agriculture.

SURROUNDING LAND USE AND ZONING:

North:	Commercial, Residential, Vacant	R-4, O-3, and B-2
South:	Vacant	R-3
East:	Commercial, Utility Substation, Vacant	P, R-3, H-4
West:	Residential	R-3

HISTORY: The following applications, all associated with Tamarin Ridge were approved March 12, 2003:

CZ#3373 - A change of zone from AG to R-3, R-4, P, H-4 and O-3.

SP#1988 - To allow a community unit plan for 70 single-family lots and two lots for 321 multiple-family units.

PP#02016 - Creates 78 lots and two outlots.

SP#1989 - To allow 115,000 square feet of office/commercial and automobile dealership.
UP#147 - To allow 26,500 square feet of office floor area including 4,500 square feet of floor area for a drive-thru bank facility.

UTILITIES: All are available to the site.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat.
2. Escrow agreements have been submitted for the completion of street paving, water mains, sanitary sewer, storm sewers, ornamental lighting, sidewalks, street trees and landscape screens.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

Prepared by:

Brian Will
Planner
May 5, 2003

APPLICANT: Susan and Donald Brouse
6501 Campbell Drive
Lincoln, NE 68510 (402) 588-7438

CONTACT: Brian Carstens
Brian D. Carstens and Associates
601 Old Cheney Road, Suite C
Lincoln, NE 68512 (402) 434-2424

OWNERS: Susan and Donald Brouse	Thomas Folsom
6501 Campbell Drive	2186 Lakewood Drive
Lincoln, NE 68510	New Brighton, MN 55112
(402) 488-7328	(612) 339-7925

National Bank of Commerce Trust and Savings Association
c/o United Farm and Ranch Management
1248 O Street Suite 700
Lincoln, NE 68508
(402) 434-4498

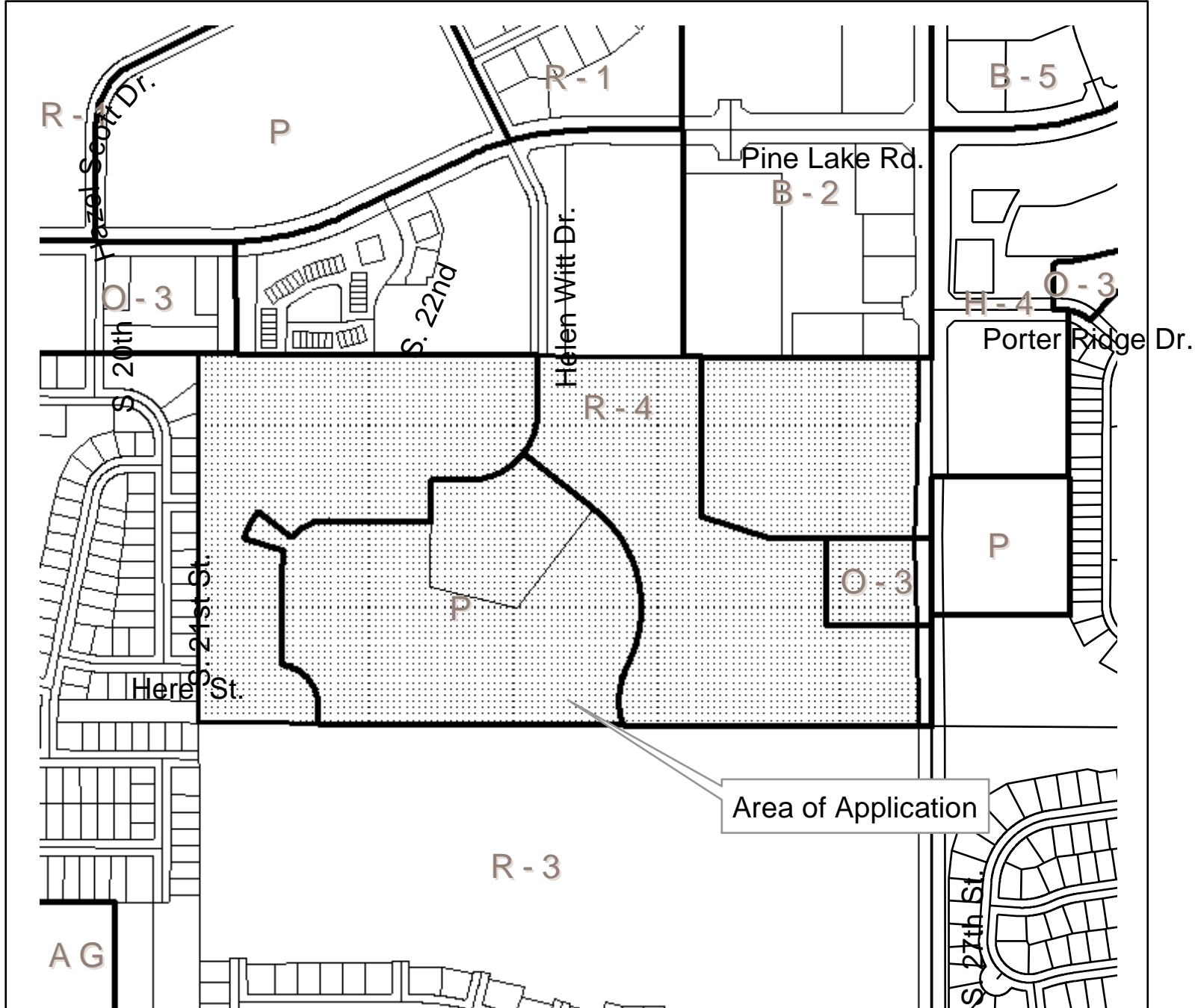
attachments: Tamarin Ridge Final Plat

F:\FILES\Planning\PC\FP\03000\FP03004 Tamarin Ridge.bjw.wpd



Final Plat #03004
Tamarin Ridge





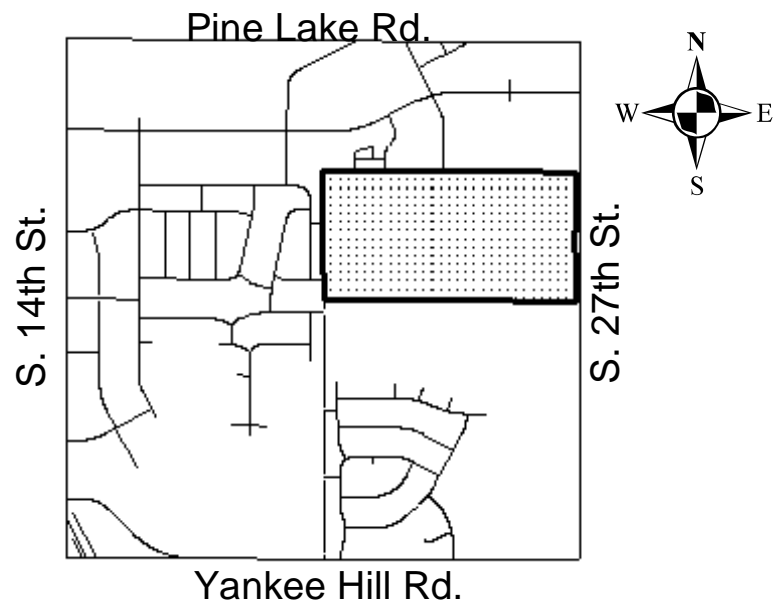
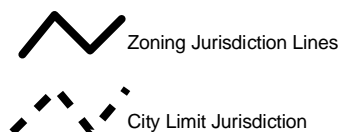
Final Plat #03004

Tamarin Ridge

Zoning:

One Square Mile
Sec. 24 T9N R6E

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District



TAMARIN RIDGE ADDITION

FINAL PLAT

BASED ON THE PRELIMINARY PLAT #02019

SURVEYOR'S CERTIFICATE

I hereby certify that I have caused to be surveyed the Subdivision to be known as "TAMARIN RIDGE ADDITION", a subdivision of Lots 86 and 87 Irregular Tracts located in the South One-Half of the Northeast Quarter of Section 24, Township 9 North, Range 6 East, of the 6th P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

Referring to the Southeast corner of the South One-Half of the Northeast Quarter of said Section 24; THENCE in a Westerly direction, along the South line of the South One-Half of the Northeast Quarter of said Section 24, for a distance of 50.00 feet to the Southeast corner of said Lot 87 and Point of Beginning.

THENCE continuing on the last described course, of an assumed bearing of North 89 degrees 40 minutes 59 seconds West, for a distance of 2582.97 feet to the Southwest corner of said Lot 86

THENCE North 00 degrees 12 minutes 31 seconds West, along the West line of said Lot 86, for a distance of 1327.62 feet to the Northwest corner of said Lot 86

THENCE South 89 degrees 36 minutes 22 seconds East, along the North line of said Lots 86 and 87, for a distance of 2589.54 feet to the Northeast corner of said Lot 87

THENCE South 01 degrees 06 minutes 54 seconds West, along the East line of said Lot 87, for a distance of 117.55 feet

THENCE South 01 degrees 04 minutes 03 seconds West, along the East line of said Lot 87, for a distance of 450.08 feet

THENCE South 05 degrees 42 minutes 20 seconds West, along the East line of said Lot 87, for a distance of 74.08 feet

THENCE South 01 degrees 55 minutes 16 seconds East, along the East line of said Lot 87, for a distance of 325.47 feet

THENCE South 00 degrees 51 minutes 52 seconds East, along the East line of said Lot 87, for a distance of 355.82 feet to the Point of Beginning

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 78.52 acres more or less.

Temporary markers have been placed at block corners within the subdivision and at points of tangency along the periphery of each block, and the subdivider will post a surety to ensure the placing of permanent markers at each lot and block corner and the subdivider agrees that the placing of permanent markers will be completed prior to the construction on or conveyance of any lot shown on the final plat.

All dimensions are chord measurements unless shown otherwise, and are in feet or decimals of a foot.

Signed this ____ day of _____, 20____

Kerry W. Simonds, L.S. 333

PLANNING COMMISSION APPROVAL

The Lincoln City-Lancaster County Planning Commission has approved this final plat and accepted the offer of dedication on this ____ day of _____, 20____ by Resolution No. _____

ATTEST: _____
Choir

SHEET INDEX

CERTIFICATES AND ACKNOWLEDGMENTS	1
INDEX PAGE	2
DRAWING PAGE	3
DRAWING PAGE	4

DEDICATION

The foregoing plat known as "Tamarin Ridge Addition", and as described in the Surveyor's Certificate is made with the free consent and in accordance with the desires of the undersigned, sole owners, and the easements shown thereon are hereby granted in perpetuity to the City of Lincoln, Nebraska, a municipal corporation, Altel, Time Warner Entertainment - Advance/Newhouse, Aquilo, Lincoln Electric System, their successors and assigns, to allow entry for the purposes of construction, reconstruction, replacement, repair, operation and maintenance of wires, cables, conduits, fixtures, poles, towers, pipes and equipment for the distribution of electricity and gas; telephone and cable television; wastewater collectors; storm drains; water mains and oil appurtenances thereto, over, upon or under the easements as shown on the foregoing plat.

The construction or location of any building or structure, excluding fences, over, upon or under an easement shown thereon shall be prohibited.

The construction or location of any fence or other improvement which obstructs drainage shall be prohibited over, upon, or under any storm drain easement or drainage easement shown thereon.

Any construction or grade changes in L.E.S. transmission line easement corridors are subject to L.E.S. approval and must be in accordance with L.E.S. design and safety standards. Landscaping material selections with easement corridors shall follow established guidelines to maintain minimum clearance from utility facilities.

The City of Lincoln, Nebraska, its successors or assigns are hereby held harmless for the cost of replacement or damage to any improvement or vegetation over, upon or under any easement shown thereon.

The streets shown thereon are hereby dedicated to the public.

Direct vehicular access to S. 27th Street is hereby relinquished except at Kendra Lane (Private Roadway). Direct vehicular access is relinquished to Tamarin Ridge Road between the 25' wide access easement across Lot 4, Block 1 east to South 27th Street.

WITNESS OUR HANDS THIS ____ day of _____, 20____

Susan G. Brouse

Donald R. Brouse

Thomas L. Folsom

Deborah P. Folsom

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

On this ____ day of _____, 20____, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Susan G. Brouse, to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and her acknowledged the same to be her voluntary act and deed and the voluntary act.

NOTARY PUBLIC

My commission expires the ____ day of _____, 20____.

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

On this ____ day of _____, 20____, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Donald R. Brouse, to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and he acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said company.

NOTARY PUBLIC

My commission expires the ____ day of _____, 20____.

ACKNOWLEDGMENT

STATE OF _____ }
____ COUNTY } SS

On this ____ day of _____, 20____, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Thomas L. Folsom, to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and he acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said company.

NOTARY PUBLIC

My commission expires the ____ day of _____, 20____.

ACKNOWLEDGMENT

STATE OF _____ }
____ COUNTY } SS

On this ____ day of _____, 20____, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Deborah P. Folsom, to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and she acknowledged the same to be her voluntary act and deed and the voluntary act and deed of said company.

NOTARY PUBLIC

My commission expires the ____ day of _____, 20____.

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain Lien against real property described in the plat known as "Tamarin Ridge Addition", said lien being recorded in the Office of Registrar of Deeds of Lancaster County, Nebraska, as Instrument Number 2003-17533, does hereby consent to the dedication of and subordinate the Lien to any utility (sewer, water, electric, cable TV, telephone, natural gas) easements, or streets, or roads, pedestrian way easements, and access easements and relinquishments of access, dedicated to the public, all as shown on the Plat, but not otherwise. The undersigned confirms that it is the holder of the Lien and has not assigned the Lien to any other person.

TierOne Bank

Trustee and Beneficiary

By: _____ Name _____ Title _____

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____ Name _____

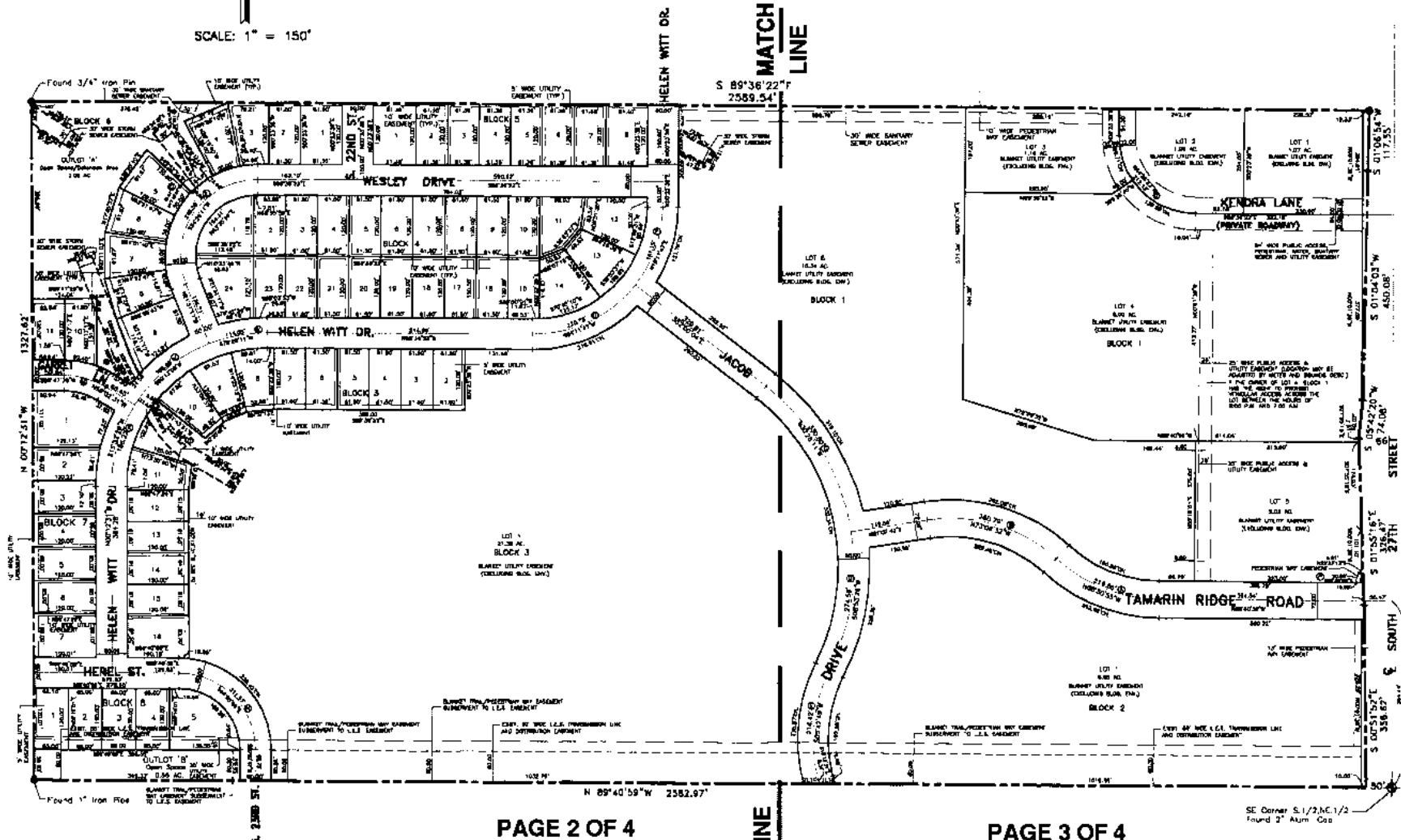
_____ on behalf of said TierOne Bank
Title _____

NOTARY PUBLIC

My commission expires the ____ day of _____, 20____.

BASED ON THE PRELIMINARY PLAT #02019

MATCH



PAGE 3 OF 4

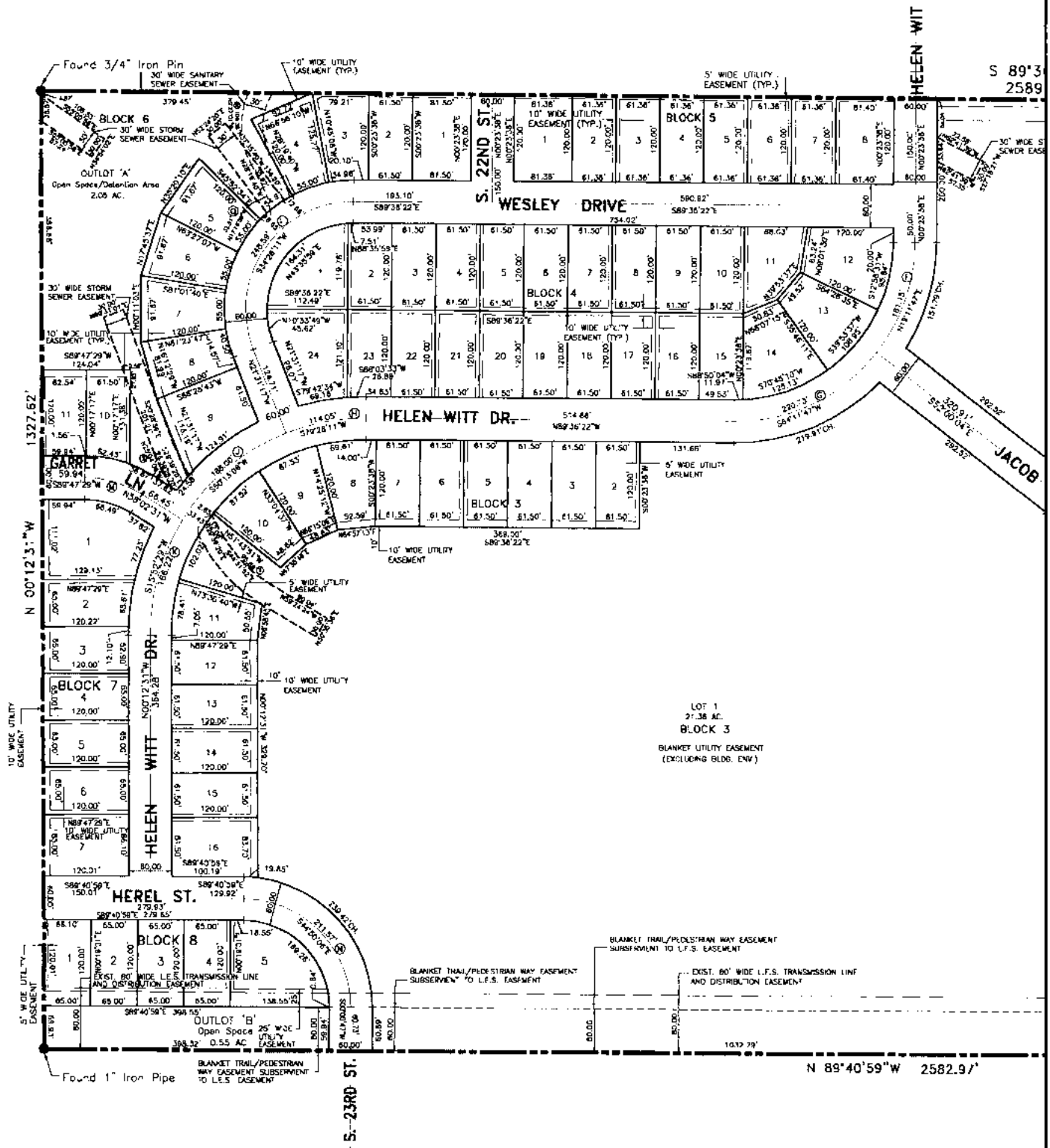
[illegible]

F - Found 3/4" Iron Pin
 R - Recorded First Distance
 D - Dead Distance
 M. - Distances and Bearings
 Measured in this survey

LOT AREAS:	
BLOCK 1	SQUARE FEET
LOT 1	44,758.99
LOT 2	44,507.61
LOT 3	50,728.81
LOT 4	348,596.83
LOT 5	86,097.68
LOT 6	450,239.68
BLOCK 2	
LOT 1	389,328.48
BLOCK 3	
LOT 1	630,280.72
LOT 2	7,380.00
LOT 3	7,380.00
LOT 4	7,380.00
LOT 5	7,380.00
LOT 6	7,380.00
LOT 7	7,380.00
LOT 8	6,092.88
LOT 9	8,270.12
LOT 10	8,208.78
LOT 11	6,298.91
LOT 12	7,380.00
LOT 13	7,380.00
LOT 14	7,380.00
LOT 15	7,380.00
LOT 16	9,883.28
BLOCK 4	
LOT 1	10,409.60
LOT 2	7,379.41
LOT 3	7,380.00
LOT 4	7,380.00
LOT 5	7,380.00
LOT 6	7,380.00
LOT 7	7,380.00
LOT 8	7,380.00
LOT 9	7,380.00
LOT 10	7,380.00
LOT 11	8,059.51
LOT 12	10,987.01
LOT 13	8,711.72
LOT 14	10,773.48
LOT 15	7,378.70
LOT 16	7,380.00
LOT 17	7,380.00
LOT 18	7,380.00
LOT 19	7,380.00
LOT 20	7,380.00
LOT 21	7,380.00
LOT 22	7,380.00
LOT 23	7,380.00
LOT 24	12,048.34
BLOCK 5	
LOT 1	9,743.20
LOT 2	7,383.20
LOT 3	7,383.20
LOT 4	7,383.20
LOT 5	7,383.20
LOT 6	7,383.20
LOT 7	7,383.20
LOT 8	9,767.61
BLOCK 6	
LOT 1	9,786.00
LOT 2	7,380.00
LOT 3	6,126.59
LOT 4	6,890.35
LOT 5	8,819.12
LOT 6	8,819.12
LOT 7	8,816.12
LOT 8	8,100.71
LOT 9	11,364.09
LOT 10	7,618.00
LOT 11	7,442.07
OUTLOT 'A'	86,503.45
BLOCK 7	
LOT 1	14,879.60
LOT 2	8,030.80
LOT 3	7,800.99
LOT 4	7,800.00
LOT 5	7,800.00
LOT 6	7,800.00
LOT 7	10,286.06
BLOCK 8	
LOT 1	7,886.06
LOT 2	7,800.00
LOT 3	7,800.00
LOT 4	7,800.00
LOT 5	13,333.73
OUTLOT 'B'	23,871.53

TAMARIN RIDGE ADDITION

FINAL PLAT BASED ON THE PRELIMINARY PLAT #02019



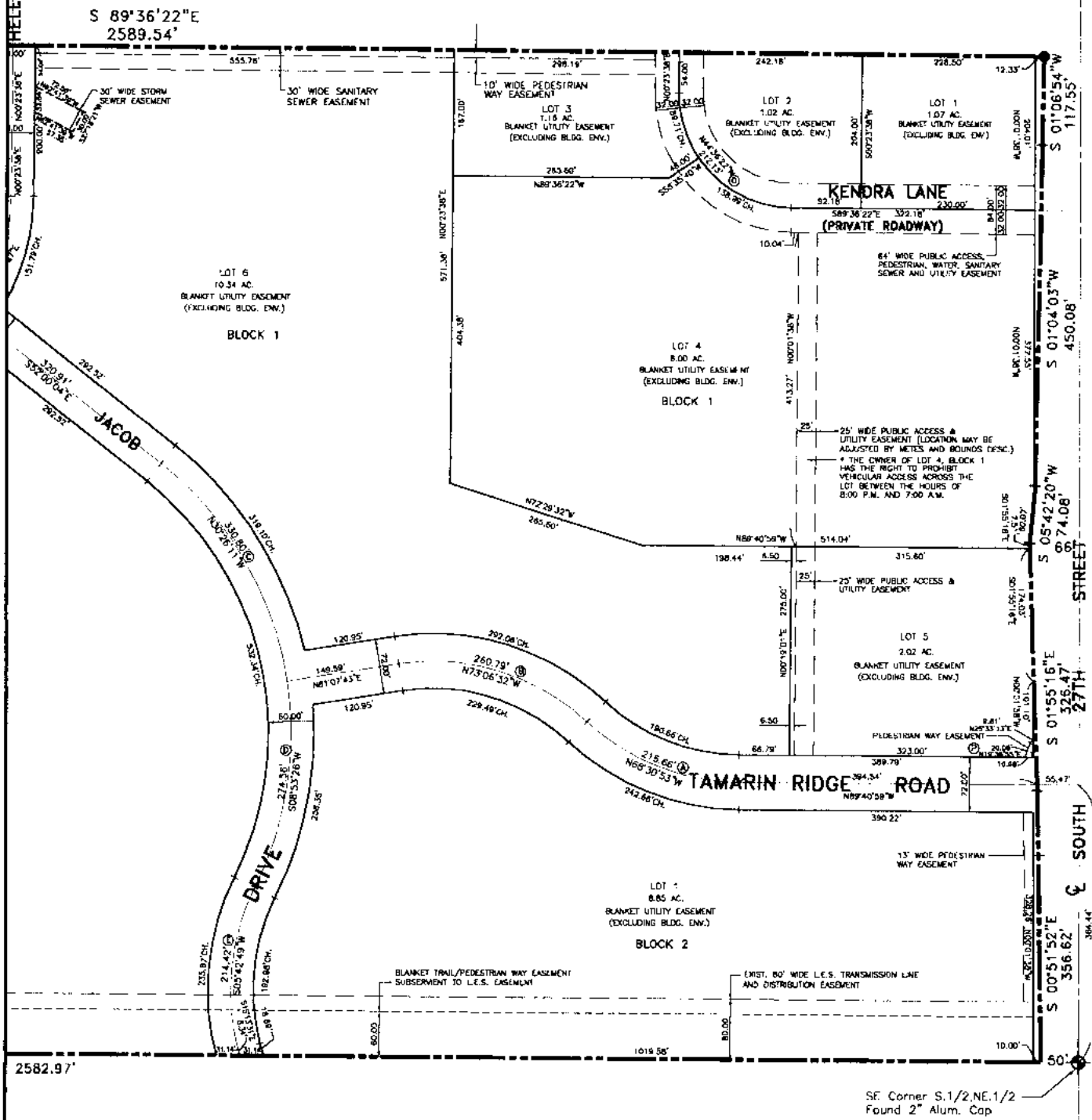
CURVE DATA:

<p>A - 47°20'11" R = 300.00' T = 114.17' AL = 221.87' LC = 276.88' CB = 146°30'33"W</p>	<p>B - 51°31'30" R = 300.00' T = 114.17' AL = 221.87' LC = 276.88' CB = 146°30'33"W</p>	<p>C - 43°07'47" R = 430.00' T = 177.85' AL = 338.74' LC = 330.80' CB = 130°28'11"W</p>	<p>D - 30°31'24" R = 450.00' T = 144.15' AL = 278.90' LC = 274.54' CB = 108°53'28"W</p>	<p>E - 47°23'40" R = 300.00' T = 114.17' AL = 221.87' LC = 276.88' CB = 146°30'33"W</p>	<p>F - 37°06'17" R = 250.00' T = 85.12' AL = 164.08' LC = 161.15' CB = 150°13'06"W</p>	<p>G - 52°23'43" R = 250.00' T = 123.00' AL = 228.42' LC = 220.33' CB = 156°11'47"W</p>	<p>H - 21°54'55" R = 300.00' T = 59.08' AL = 114.75' LC = 114.05' CB = 174°26'11"W</p>	<p>I - 38°31'14" R = 300.00' T = 94.96' AL = 191°22' LC = 190.00' CB = 150°13'06"W</p>	<p>J - 29°45'04" R = 185.00' T = 48.81' AL = 96.87' LC = 85.86' CB = 144°31'32"E</p>
<p>K - 32°10'01" R = 300.00' T = 94.96' AL = 185.00' LC = 85.86' CB = 144°31'32"E</p>	<p>L - 11°54'55" R = 150.00' T = 22.61' AL = 79.93' LC = 24.58' CB = 53°29'11"W</p>	<p>M - 32°10'01" R = 150.00' T = 22.61' AL = 79.93' LC = 24.58' CB = 53°29'11"W</p>	<p>N - 89°41'46" R = 150.00' T = 148.21' AL = 234.82' LC = 211.52' CB = 144°36'22"W</p>	<p>O - 60°00'00" R = 150.00' T = 148.21' AL = 234.82' LC = 211.52' CB = 144°36'22"W</p>	<p>P - 23°08'28" R = 150.00' T = 10.94' AL = 20.19' LC = 20.38' CB = 119°36'36"E</p>	<p>Q - 27°03'07" R = 150.00' T = 10.94' AL = 20.19' LC = 20.38' CB = 119°36'36"E</p>	<p>R - 51°45'17" R = 115.00' T = 10.94' AL = 10.386' LC = 32.51' CB = 117°18'06"W</p>	<p>S - 07°10'21" R = 115.00' T = 10.94' AL = 10.386' LC = 32.51' CB = 117°18'06"W</p>	<p>T - 29°45'04" R = 185.00' T = 48.81' AL = 96.87' LC = 85.86' CB = 144°31'32"E</p>

TAMARIN RIDGE ADDITION

FINAL PLAT
BASED ON THE PRELIMINARY PLAT #02019

HELEN WITT DR.



LEGEND

- = Found 3/4" Iron Pin
- P = Recorded Plat Distance
- D = Deed Distance
- u = Distances and Bearings Measured in this survey.